NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

HIGH QUALITY OFFICE SUITES TO LET

Pine Court Business Centre
36 Gervis Road
Bournemouth BH1 3DH

(INCENTIVES AVAILABLE)

Offices from £275 per month plus VAT

- All inclusive, competitive rates
- Parking
- Meeting rooms and kitchen
- 5 minutes' walk to the Lansdowne
- 10 minutes' walk to Bournemouth town centre
- High quality internal finishes
- CCTV and full security to building 'out of hours'





01202 556491
www.nettleshipsawyer.co.uk

Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

LOCATION

The offices are situated between the top of Bath Hill and the Lansdowne close to the East Cliff. This section of Gervis Road comprises mainly commercial, educational and leisure properties. Pine Court is the main building of a small office complex within very easy walking distance of the town centre, the railway station and the sea front.

DESCRIPTION

Built in the early part of the 20th century, originally for residential use but converted during the First World War to a hospital and in the 1960s became the headquarters of the Property Services Agency. The main building and annexe have been refurbished to a good standard and provides excellent office accommodation. The property is linked to the rear annexe which thus provides lift access to all floors.

Features include:-

- Unlimited use of kitchen facilities
- Telephones and internet access provided (Internet £36 plus VAT per month, outgoing telephone calls at 0.199p per minute and national calls at 0.299p per minute. Mobile calls £0.117p per minute).
- Meeting room available for booking at £10 per hour, £30 per ½ day, £50 per day
- Large car park to front with additional metered street parking
- Lifts to all floors
- Car parking spaces available at £660 pa.
- Use of reception and interview room for informal / small meetings at no cost.

TENURE

The individual offices are being offered on a 3 year lease with either party able to give one months written notice to terminate the agreement at any time after the first six months of the term.

RENT

Payable monthly in advance. Please see attached schedule for quoted rentals and current availability. VAT will be charged.

INCENTIVES

Incentives will be made available, subject to lease terms and status.

DEPOSIT

A deposit, equivalent to one months rental, is payable on completion.

LEGAL COSTS

An administration fee of £150 plus VAT is payable in advance to cover costs of producing the lease and obtaining references.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (73).

The full EPC and recommendations report are available on request.

ANTI MONEY LAUNDERING REGULATION

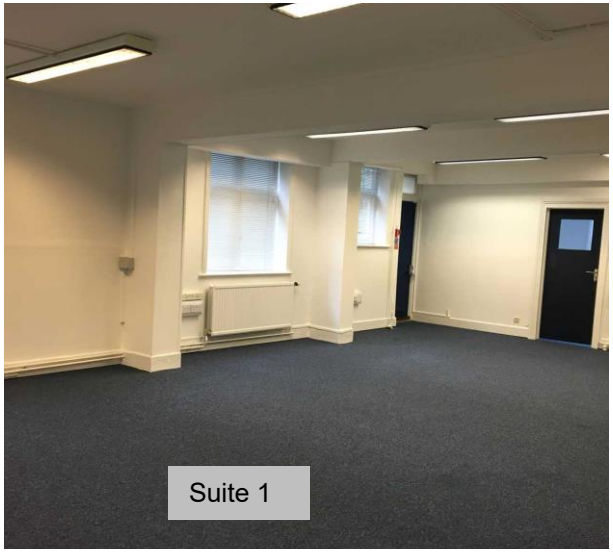
We will need to verify the identity of prospective tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

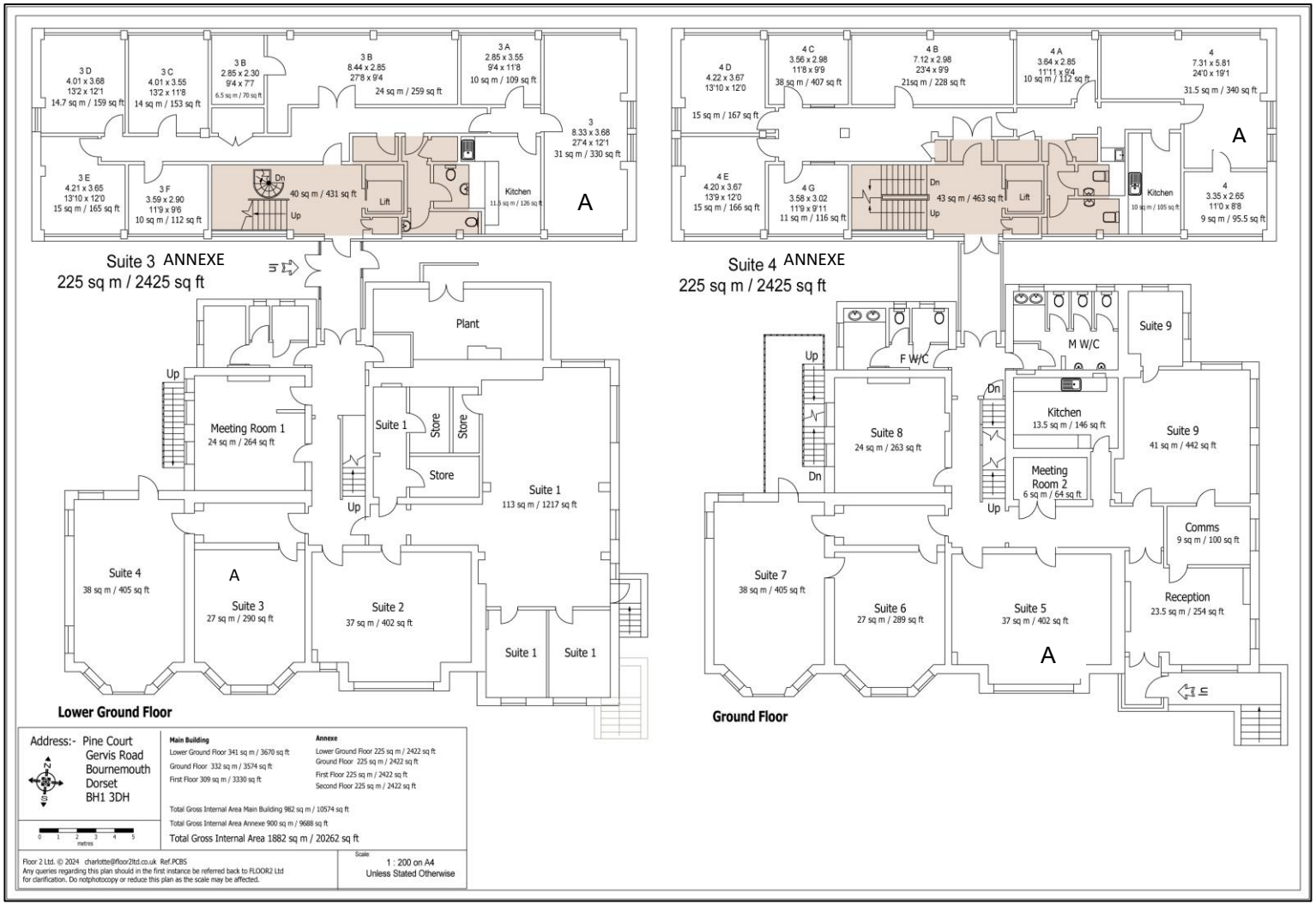
Strictly by appointment through the agents:-

NETTLESHIP SAWYER
01202 556491
NETTLESHIPSAWYER.CO.UK

Steve Chiari
stevec@nettsawyer.co.uk
Tel: 01202 550245


Suite 1

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILILTIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.



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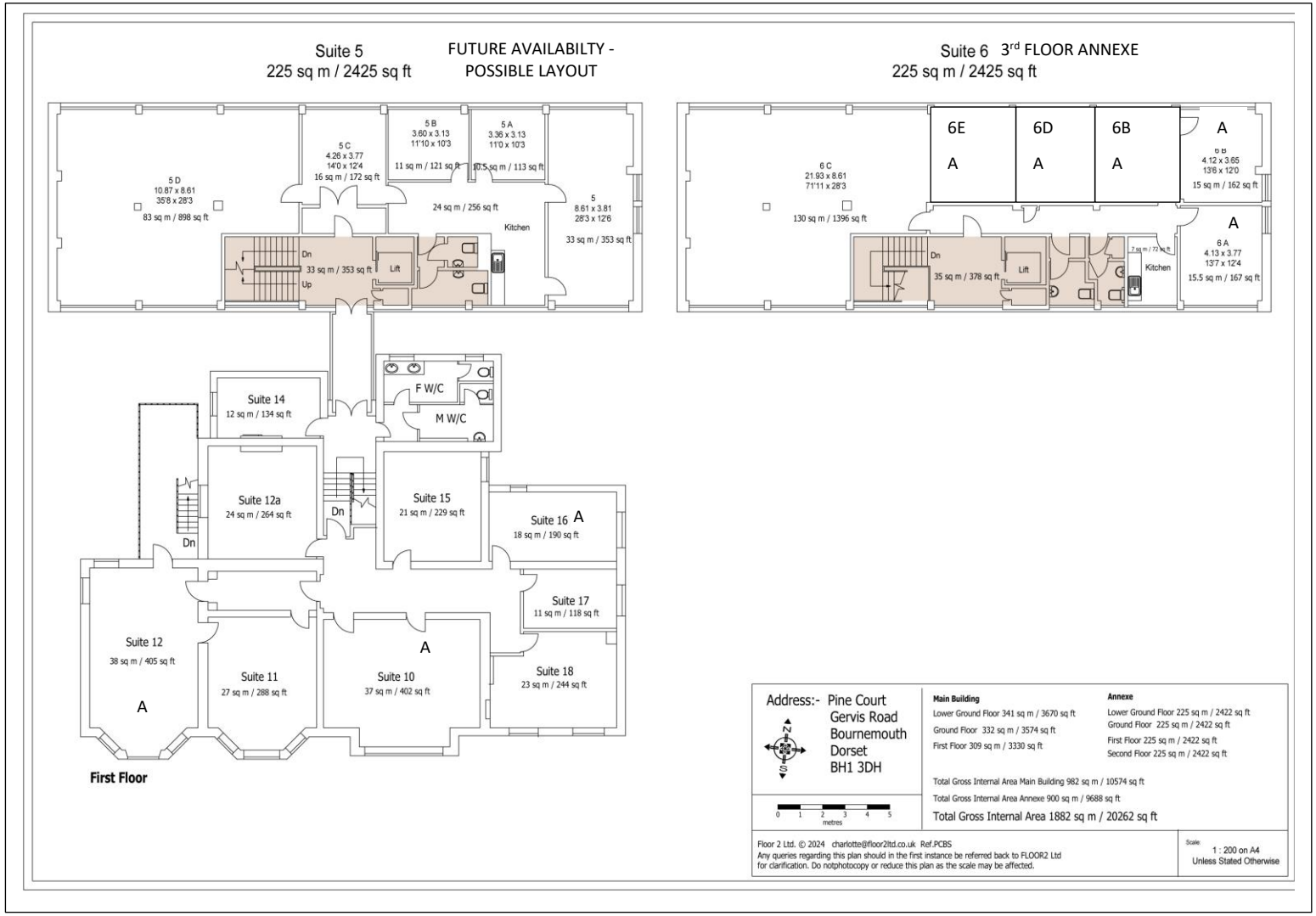

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Lower Ground Floor	Area Sq Ft	Monthly Rent (plus VAT)	Car Parking	Availability
Suite 1	**945**	**£1,600 pcm (£1,920)**	**3**	**AVAILABLE**
Suite 2	391	£825 pcm (£990)	1	Let
Suite 3	302	£600 pcm (£720)	1	Let
Suite 4	400	£875 pcm (£1,050)	2	Let
Ground Floor Front				
Suite 5	391	£990 pcm (£1,188)	2	Let
Suite 6	298	£770 pcm (£924)	1	Let
Suite 7	407	£990 pcm (£1,188)	2	Let
Suite 8	266	£640 pcm (£768)	1	Let
Suite 9	414	£990 pcm (£1,188)	1	Let
Ground Floor Rear				
Annexe				
Suite 3	**330**	**£750 pcm (£900)**	**1**	**AVAILABLE**
Suite 3b	314	£670 pcm (£804)		Let
Suite 3c	152	£330 pcm (£396)		Let
Suite 3d	157	£330 pcm (£396)		Let
Suite 3e	146	£340 pcm (£408)		Let
Suite 3f	111	£275 pcm (£330)		Let
			Parking available at £55 pcm plus VAT extra per space	

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First Floor Rear Annexe	Area Sq Ft	Monthly Rent (plus VAT)	Car Parking	Availability
Suite 4	442	£1100 pcm (£1,320)	2	Let
Suite 4a	117	£330 pcm (£396)		Let
Suite 4b	228	£535 pcm (£642)		Let
Suite 4c	**115**	**£330 pcm (£396)**		**AVAILABLE**
Suite 4d	166	£380 pcm (£456)		Let
Suite 4e	165	£350 pcm (£420)		Let
Suite 4g	115	£275 pcm (£330)		Let
			Parking available at £55 pcm plus VAT extra per space	

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First Floor Front	Area Sq Ft	Monthly Rent (plus VAT)	Car Parking	Availability
Suite 10	**395**	**£990 pcm (£1,188)**	**2**	**AVAILABLE**
Suite 11	**301**	**£770 pcm (£924)**	**1**	**AVAILABLE**
Suite 12	409	£990 pcm (£1,188)	2	Let
Suite 12a	265	£640 pcm (£768)	1	Let
Suite 14	135	£310 pcm (£372)	-	Let
Suite 15	229	£525 pcm (£630)	-	Let
Suite 16	186	£450 pcm (£540)	1	Let
Suite 17	121	£420 pcm (£504)	1	Let
Suite 18	**258**	**£690 pcm (£828)**	**1**	**AVAILABLE**
			Parking available at £55 pcm plus VAT extra per space	
QUOTED FIGURES INCLUDE RENT, RATES, SERVICE CHARGE, HEATING, POWER & WATER. VAT IS PAYABLE ON ALL CHARGES AT THE PREVAILING RATE				

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Third Floor Rear Annexe	Area Sq Ft	Monthly Rent (plus VAT)	Car Parking	Availability
Suite 6a	169	£380 pcm (£456)		Let
Suite 6b	**319**	**£750 pcm (£900)**		**AVAILABLE**
Suite 6c	868	£1,300 pcm (£1,560)	2	Let
Suite 6d	**160**	**£365 pcm (£438)**		**AVAILABLE END NOVEMBER**
Suite 6e	155	£355 pcm (£426)		Let
			Parking available at £55 pcm plus VAT extra per space	
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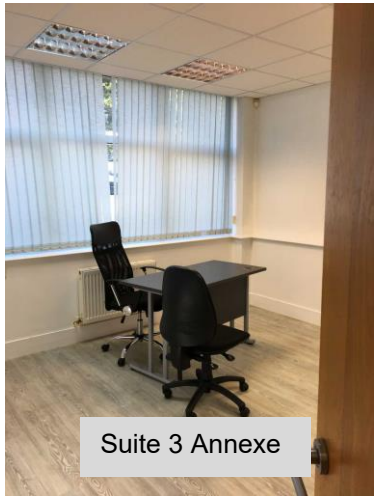
Communal kitchen Annexe


Suite 3 Annexe


Suite 11


Suite 6B


Suite 3 Annexe


Suite 10

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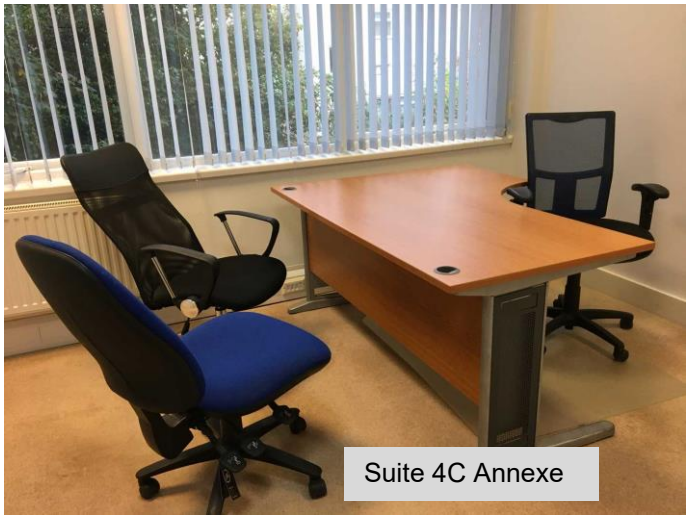
Suite 4C Annexe


Suite 18


Suite 4C Annexe


Suite 18

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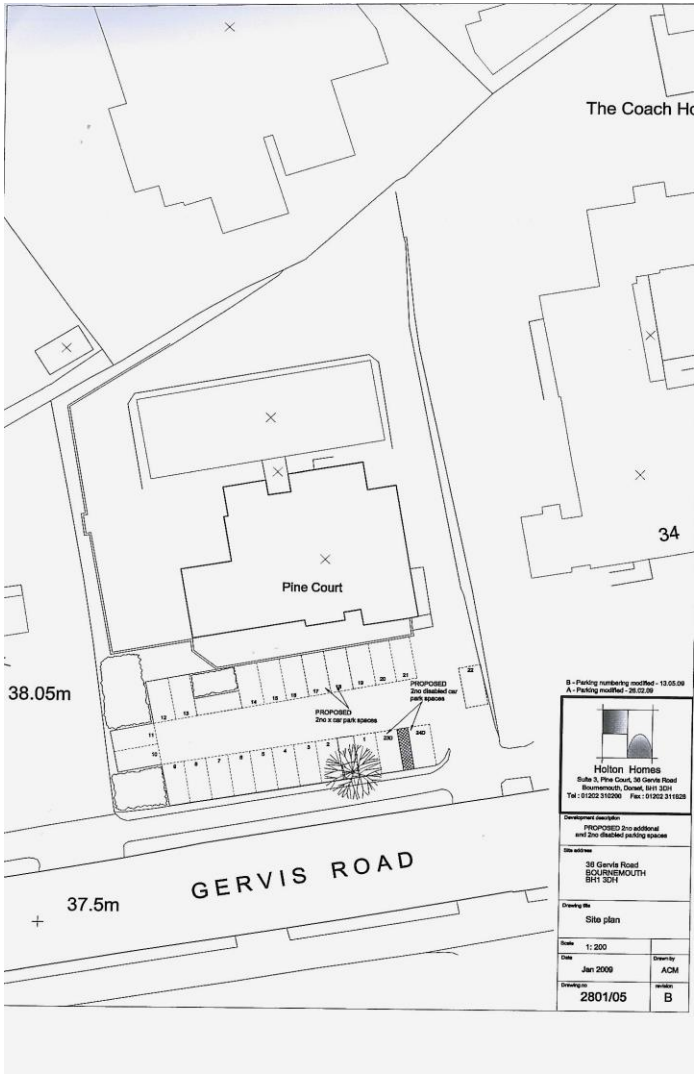

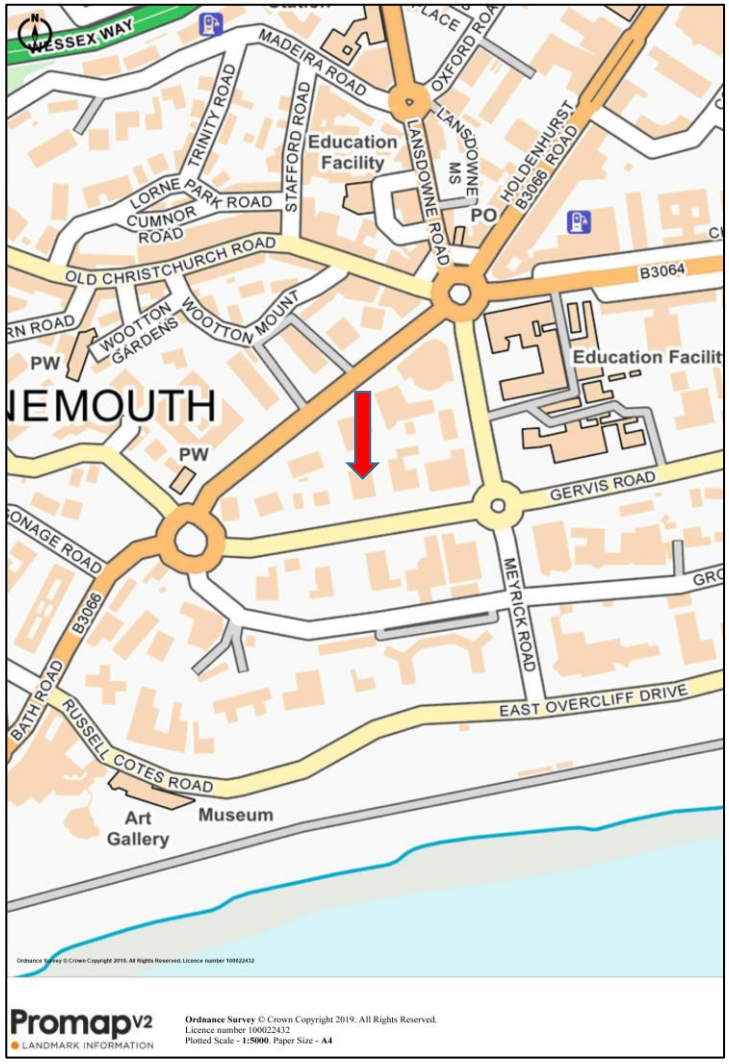

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